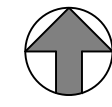


**LOCUS - AERIAL**

SOURCE: GOOGLE EARTH

SCALE: NTS



**PROJECT ZONING INFORMATION**

CRITERIA	REQUIRED	PROPOSED
ZONING DISTRICT:	COMMERCIAL TOURIST	COMMERCIAL TOURIST
MINIMUM LOT AREA:	10,000 SQ. FT.	N/A
MINIMUM FRONTAGE:	100 FT.	N/A
FRONT SETBACK:	25 FT.	N/A
SIDE SETBACK:	10 FT.	18 FT.
REAR SETBACK:	10 FT.	10 FT.
MAX. LOT COVERAGE (2 SCHOOL ST.):	30%	28% (EXISTING: 18%)

ZONING DISTRICT SOURCE: THE ABOVE INFORMATION WAS OBTAINED FROM THE TOWN OF STURBRIDGE ZONING BYLAWS AS AMENDED THROUGH 2021.

**GENERAL NOTES**

**PARCEL DATA:**  
 AREA: 2 SCHOOL STREET: 14,374 SQ. FT. (0.33 AC.)  
 602 MAIN STREET: 13,503 SQ. FT. (0.31 AC.)

**NOTES:**

- PROPERTY LINE AND SITE FEATURES SHOWN ON THIS PLAN ARE COMPILED FROM STURBRIDGE GIS AND OTHER ONLINE SOURCES AND SHALL BE CONSIDERED APPROXIMATE. SITE FEATURES WERE FIELD CHECKED WITH HAND MEASUREMENTS BY GRAVES ENGINEERING, INC. ON AUGUST 25, 2021.
- OVERALL, INCLUDING BOTH PROPERTIES, THERE IS A TOTAL NET REDUCTION OF 600± SQUARE FEET OF IMPERVIOUS AREA AND AS SUCH WOULD BE CLASSIFIED AS A REDEVELOPMENT PROJECT UNDER MASSDEP STORMWATER MANAGEMENT AND THE STURBRIDGE RULES & REGULATIONS OF THE PLANNING BOARD (CHAPTER 8).

**PARKING SCHEDULE**

**REQUIRED PARKING**

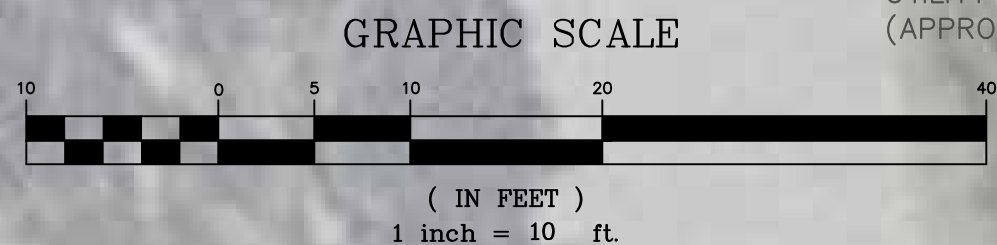
DWELLING UNIT: 2 SPACES/UNIT

12 UNITS TOTAL (6 PER BUILDING)

TOTAL SPACES REQUIRED = 12 UNITS X 2 SPACES = 24 SPACES

**PROPOSED PARKING**

24 SPACES (INCLUDES 1 HANDICAP ACCESSIBLE SPACE (8' X 20') AND 14 COMPACT SPACES (8' X 20'))



NO.	DATE	BY	DESCRIPTION
2	09/08/21	ROM	REVISED PER CLIENT
1	08/31/21	ROM	ISSUED TO CLIENT

NO.	DATE	BY	DESCRIPTION

**SCHEMATIC PARKING PLAN**  
**2 SCHOOL STREET & 602 MAIN STREET**  
 STURBRIDGE, MA 01518

CLIENT: NEM REALTY LLC  
 PO BOX 688, STURBRIDGE, MA 01566

DATE: 08/31/21 SCALE: 1"=10'  
 DES. BY: ROM DRW. BY: ROM  
 CHK. BY: MRA PRJ. NO.: 21120